

TAB 13

POINT PAPER
EDENFIELD PROPERTY
PBS& J
WORK ASSIGNMENT #1

COP Job # 93- 142

Issue:

A detailed site assessment was completed by SCS Engineering and submitted to the Florida Department of Environmental Protection (FDEP). During that time, FDEP did not issue an opinion as to the allowable redevelopment uses of the property, awaiting a change to the ruling regarding allowable limits of certain contaminants. In March of 2008 the new rules were in effect and in November of 2008 the FDEP clarified their position stating that the City would be required to complete a revised site assessment in accordance with the new rules.

Background:

The City purchased the environmental contaminated property in 1998. In 2001, the FDEP was requiring assessment and remediation of the property. In 2004, the property was transferred to the CRA to provide funding for the FDEP requirements as well as potential redevelopment of the property.

May 4, 2009, the City Commission approved the funding for this project.

Due to unforeseen circumstances with the previous approved consultant, Public Works is proposing to use PBS&J to prepare a site assessment plan for the submittal to FDEP.

Alternatives:

1. Do nothing.
2. Authorize the execution of Work Assignment # 1 with PBS&J to proceed with the development of a site assessment plan as required by FDEP.

Recommendation:

Staff recommends Alternative #2; authorize the execution of Work Assignment # 1 with PBS&J to proceed with the development of a site assessment plan as required by FDEP.

Budget Impact:

The work assignment #1 is not to exceed \$7,543 and will be charged to CRA account number 690-559- 6300.

WORK ASSIGNMENT NO. 1

The City of Palmetto (City) and PBS&J (Consultant) have entered into a Professional Engineering Services Agreement. The City and the Consultant now desire to amend the agreement to include the amended Services as described below. Except as amended herein, all other provisions, terms and conditions in the Agreement shall remain in full force and effect.

TITLE OF THE PROJECT: Edenfield Property- Site Assessment
COP Job No. 93-142

DESCRIPTION OF AUTHORIZED SERVICES: The following scope of services represents the engineering services to Preparation of Site Assessment Plan for Edenfield property, which is further described in Exhibit A.

<u>Tasks</u>	<u>Estimated Cost</u>
1. General Research	\$ 1735.00
2. Ground Water & Soil Assessment Plan	\$ 3872.00
3. Site Assessment/SAR Plan	\$ 1936.00

METHOD OF COMPENSATION: The compensation to the Consultant for the performance of the above identified services shall be pursuant to the Rate Schedule as defined in said Agreement, to the extent set forth as follows:

Lump Sum fee: \$ 7,543.00

The Consultant agrees to perform the professional services outlined above at the method of compensation set forth above, upon receipt of authorization from the City of Palmetto.

Attest: PBS&J
By: Thomas Farkas

Morgan E. Mueller Thomas Farkas, Group Manager 8/13/09
Secretary (Printed name/title) Date

The City of Palmetto hereby authorizes the professional services outlined above at the method of compensation set forth above.

CITY OF PALMETTO, FLORIDA
By: _____

(Printed name/title) Date

**EDENFIELD PROPERTY - SITE ASSESSMENT
COP Job No. 93-142**

I. GENERAL

Elevated concentrations of arsenic and other constituents have been detected in selected monitoring wells and selected soil samples on the Edenfield Property, located at 505 5th Street West in Palmetto, Florida. The Florida Department of Environmental Protection Southwest District has requested that the City initiate evaluation monitoring and submit a Site Assessment Report (SAR) in accordance with Rule 62-780.600, F.A.C., and the City has requested that PBS&J assist in this matter. The City has performed historical site assessment related activities which has included the previous submission of a Limited SAR but under the promulgation of Rule 62.780, the FDEP has requested that the City comply with the full extent of this rule and complete a SAR which addresses the specifics described in Rule 62.780.600. Since the City has entered into a dialogue with FDEP, the preparation of a Site Assessment Plan (SAP) has been requested that will describe what remaining sampling indices will be needed to complete the SAR as described within the written plan section of the rule.

Certain elements of the SAP, including the historical site investigative research, approach for determination of the delineation of the arsenic on site, and delineation of other petroleum related indices will be included with the findings of the site investigative work as components necessary to complete the SAR as described in Rule 62.780.600. The tasks listed below will assist with completion of the sampling plan needed to comply with the requirements associated with the SAR.

II. PROJECT TASKS:

Task 1. General Research Support

PBS&J will conduct research into the jurisdictional agency files to determine the overall extent of investigative activities performed to date and what will be required to satisfy the needs of the SAR. PBS&J will conduct additional research on known field work, and laboratory analysis of selected site samples in order to fill in any potential data gaps that FDEP is seeking information on and estimate what additional data will be needed to satisfy the intent of the rule.

Task 2. Additional Assessment of Site Groundwater and Soil Chemistry

PBS&J will prepare a SAP work scope that addresses the site investigative aspects necessary to comply with FDEP's request for additional information and to provide data generation needed to fulfill the requirements of the SAR. Specifically, The work scope will identify the activities that will be required to determine the overall extent of the arsenic related impacts and determine if such impacts are either naturally occurring, or from sources beyond the property boundaries of the Edenfield site. In conjunction with the arsenic related investigative component, the work scope will also include examination of existing data on semi-volatile organic compounds and polycyclic aromatic hydrocarbon constituents and their potential source(s). This task does not include field investigation activities or laboratory analysis.

Task 3. Site Assessment Plan Preparation

PBS&J will prepare a SAP based on the findings derived from this task. The SAP will present a description of the field tasks, will include scaled drawings of all sampling locations, and will describe the analytical suites selected. Possible sources of arsenic contamination in the area will be identified or eliminated depending on the strength of data generated during this investigation. The need for further investigation, based on promising results or insufficient data, will also be discussed. If definite sources are identified during this evaluation, the plan will identify possible methods to mitigate or prevent the biasing of samples based on collection techniques.

Prior to finalizing the plan, PBS&J will provide the City with a draft version for review and comment. PBS&J will attend a meeting with the City and FDEP to discuss this approach, and will make appropriate revisions to the plan and provide final copies for submittal to FDEP for their review and ultimate approval.

III. PERSONNEL:

Consultant is proposed to use the following personnel for this work assignment:

Thomas Farkas, P.G. - Senior Project Manager
George Thomas - Project Manager
Bradley Bayne, P.G. - Hydrogeologist II
Steven Drake – CADD Operator

The Consultant shall not make changes in the professional personnel working on activities without the written notification to the City.

This Agreement will remain in effect until the site assessment plan is completed and accepted by the City of Palmetto.

IV. SCHEDULE

The anticipated schedule is indicated on Exhibit "B".

END OF SCOPE

Schedule B

Task 1. General Research Support

Anticipated Schedule for Completion – 12 days from NTP

Task 2. Additional Assessment Plan of Site Groundwater and Soil Chemistry

Anticipated Schedule for Completion – 1 week from completion of Task 1.

Task 3. Site Assessment Plan for SAR Completion Preparation

Anticipated Schedule for Completion of Draft Version of SAP – 3 days from Completion of Task 2 – Final Version – 5 days from receipt of comments from FDEP.

Total Anticipated Schedule for Work Assignment No. 1 – 1 Month (assuming FDEP timely response to comments).

Site Sampling Plan

PBS&J Labor for Site Sampling Plan

Task					
1	PBS&J LABOR - Hours for PBS&J preparation of the Site Sampling Plan for discussion with FDEP (includes hours for research at FDEP and meetings)				
	Hydrogeologist II	\$ 115.00	per hour	24	\$ 2,760.00
	Senior Project Manager	\$ 155.00	per hour	12	\$ 1,860.00
	Project Manager	\$ 145.00	per hour	16	\$ 2,320.00
	CADD Operator	\$ 67.00	per hour	9	\$ 603.00
	Subtotal Task 1				\$ 7,543.00